

Before the Board of Zoning Adjustment, D. C.

Application No. 11835 of National Bank of Washington; request for minor modification of arcade a.t rear of building a.t 4340 Connecticut Avenue, N. W., Lot 801, Square 1765.

HEARING DATE: March 31, 1975 (preliminary matter)

DECISION DATE: March 31, 1975

FINDINGS OF FACT:

1. In BZA Application No. 11835, the Board approved a proposed office and retail building a.t 4340 Connecticut Avenue, N. W. for the National Bank of Washington including, among other relief, a variance to permit an arcade a.t the rear of the building not fronting on a street and not a.t street level. A portion of the arcade a.t the rear of the building, in accordance with the grades furnished by the Department of Highways and Traffic, sloped downward from Yuma Street and upwards towards the southern end of the property.

2. Since the plans were approved by the Board, including the arcade a.t the rear of the building, a detailed working survey of the regraded alley a.t the rear of the building indicates a slightly different grade than that which was before the Board. Accordingly, the architects on behalf of the applicant request a modification in the arcade to provide an areaway within the arcade in lieu of a sloping ramp. A small retaining wall will be required. Plans for the arcade revision were submitted to the Board a.s Sheet A-17 "3-75 permit."

3. The depth, area. and use of the arcade will not be changed from that previously approved by the Board.

4. The requested minor modification has been presented to the representative of the Van Ness Development Committee, who stated that there is no objection to this request. The modification has also been discussed with the Municipal Planning Office.

5. Findings of Fact Nos. 1-8 and No. 17 as contained in the final Order of the Board dated January 22, 1975 are incorporated herein by reference.

CONCLUSIONS OF LAW:

The Board incorporates the Conclusions of Law contained at page five (5) of the Order of the Board of January 22, 1975 and further concludes that the requested approval for the minor modification to the arcade at the rear of the building furthers the purpose of Section 7515 of the Zoning Regulations and meets the requirements of Section 8207.2 of the Zoning Regulations. The amendment sought will be in harmony with the general purpose and intent of the regulations and will not tend to affect adversely the use of neighboring property in accordance with the regulations and Map.

ORDERED:


That the request for amendment to permit minor modification to the portion of arcade at the rear of the building at 4340 Connecticut Avenue, N. W. be GRANTED, as indicated by Exhibit Plan B of record.

VOTE:

4-0 (Mr. Harps abstaining)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **APR 07 1975**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.